

th the company - Brute  
Internal proposal

3 year agreement

At end of the 3 year agreement  
2000000



Escalating <sup>annual</sup> ~~total~~ <sup>cost</sup>

15000 year 4

10000 year 5

10000 year 6

AV, proposal was:

350/acre

3 year operation agreement with buyout at beginning  
of fourth year for 1,500,000.



10755586

Tract No.

SEE CONSIDERATION BOOK 3 PAGE 76

STATE OF SOUTH CAROLINA

This instrument prepared by: Robert L. Wright, Attorney  
Calhoun, Tennessee

COUNTY OF McCORMICK

KNOW ALL MEN BY THESE PRESENTS, that EAST HIGHLANDS COMPANY, a Tennessee Corporation with offices in Calhoun, Tennessee, hereinafter called East Highlands, in consideration of the sum of \$1.00 (One and no/100) Dollar, to it in hand paid at and before the sealing and delivery of these Presents by CATAWBA TIMBER COMPANY, a Delaware Corporation with offices at Catawba, South Carolina, hereinafter called Catawba, the receipt of which is hereby acknowledged, has granted, bargained, sold and released and by these presents does grant, bargain sell and release unto the said Catawba all that certain tract or parcel of land situated as follows:

Tract R-34 (Catawba's Identification Number)

All that lot, parcel, or tract of land situated in District No. 4 of McCormick County, South Carolina, containing 24 acres, more or less, and being more fully shown on a plat of survey for Catawba Timber Company by A.P. Stevens, Jr., R.L.S., dated November 13, 1968, and recorded in Plat Book 2, page 115, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

BEING all of the property acquired by East Highlands by deed from Jennings Gary Dorn, dated November 29, 1968, recorded in Deed Book 26, page 356, in the records of McCormick County, South Carolina.

Tract 1151 (Catawba's Identification Number)

All that parcel or tract of land situated in School District No. 4 of McCormick County, South Carolina, containing 123.25 acres, more or less, and being more fully shown on a plat of survey by B.W. Crouch, R.L.S., dated March 22, 1954, and recorded in Plat Book 5, page 293, in the office of the Clerk of Court of McCormick County, South Carolina.

BEING all of the property acquired by East Highlands by deed from John D. Talbert, dated May 9, 1968, recorded in Deed Book 23, page 22, in the records of McCormick County, South Carolina.

Tract 1282 (Catawba's Identification Number)

All those certain parcels or tracts of land situated, lying and being in McCormick County, South Carolina, containing in the aggregate of 439 acres, more or less, designated as Parcels 1 through 5, the descriptions of which are as follows:

Parcel 1:

All that certain parcel or tract of land situated, lying and being in the aforesaid county and state containing 148 acres, more or less, and being more fully shown on a plat of property surveyed for Catawba Timber Company by J.R. McClure, R.L.S., dated June 17, 1969, recorded in Plat Book 2, page 123, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

Forward Tax Statement To:  
Catawba Timber Company  
Calhoun, Tennessee 37309

*Consideration Book 3 Page 76*

Parcel 2:

All that certain parcel or tract of land situated, lying and being in the aforesaid county and state containing 92 acres, more or less, and being more fully shown on a plat of property surveyed for Catawba Timber Company by J.R. McClure, R.L.S., dated June 12, 1969, and recorded in Plat Book 2, page 124, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

Parcel 3:

All that certain parcel or tract of land situated, lying and being in the aforesaid county and state containing 86 acres, more or less, and being more fully shown on a plat of property surveyed for Catawba Timber Company by J.R. McClure, R.L.S., dated June 11, 1969, and recorded in Plat Book 2, page 122, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

Parcel 4:

All that certain parcel or tract of land situated, lying and being in the aforesaid county and state containing 69 acres, more or less, and being more fully shown on a plat of property surveyed for Catawba Timber Company by J.R. McClure, R.L.S., dated June 4, 1969, and recorded in Plat Book 2, page 124, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

Parcel 5:

All that certain parcel or tract of land situated, lying and being in the aforesaid county and state containing 44 acres, more or less, and being more fully shown on a plat of property surveyed for Catawba Timber Company, by J.R. McClure, R.L.S., dated June 7, 1969, and recorded in Plat Book 2, page 124, in the office of the Clerk of Court of McCormick County, South Carolina, said plat being incorporated into and made a part of the description of this deed by reference.

BEING all of the property acquired by East Highlands by deed from Chester N. Wright, dated July 24, 1969, recorded in Deed Book 30, page 22, in the records of McCormick County, South Carolina.

Tract 1369 (Catawba's Identification Number)

All that certain parcel or tract of land situated, lying and being in McCormick County, South Carolina containing 118.25 acres, more or less and being more fully shown and described according to a plat prepared by A.K. Britt, C.E., dated April 26 and 27, 1954.

BEING all of the property acquired by East Highlands by deed from Jane Heyward Bradley, Attorney in Fact for F.W. Bradley, dated February 5, 1970, recorded in Deed Book 26, page 412, in the records of McCormick County, South Carolina.

Tract 1397 (Catawba's Identification Number)

All that certain parcel or tract of land situated, lying and being in School District No. 4 of McCormick County, South Carolina containing 108 acres, more or less, all being more fully shown and described according to a plat of property surveyed for Catawba Timber Company by J.R. McClure, R.L.S., dated July 13, 1970, recorded in Plat Book 2, page 131 in the office of the Clerk of Court of McCormick County, South Carolina said plat being incorporated into and made a part of the description of this deed by reference.

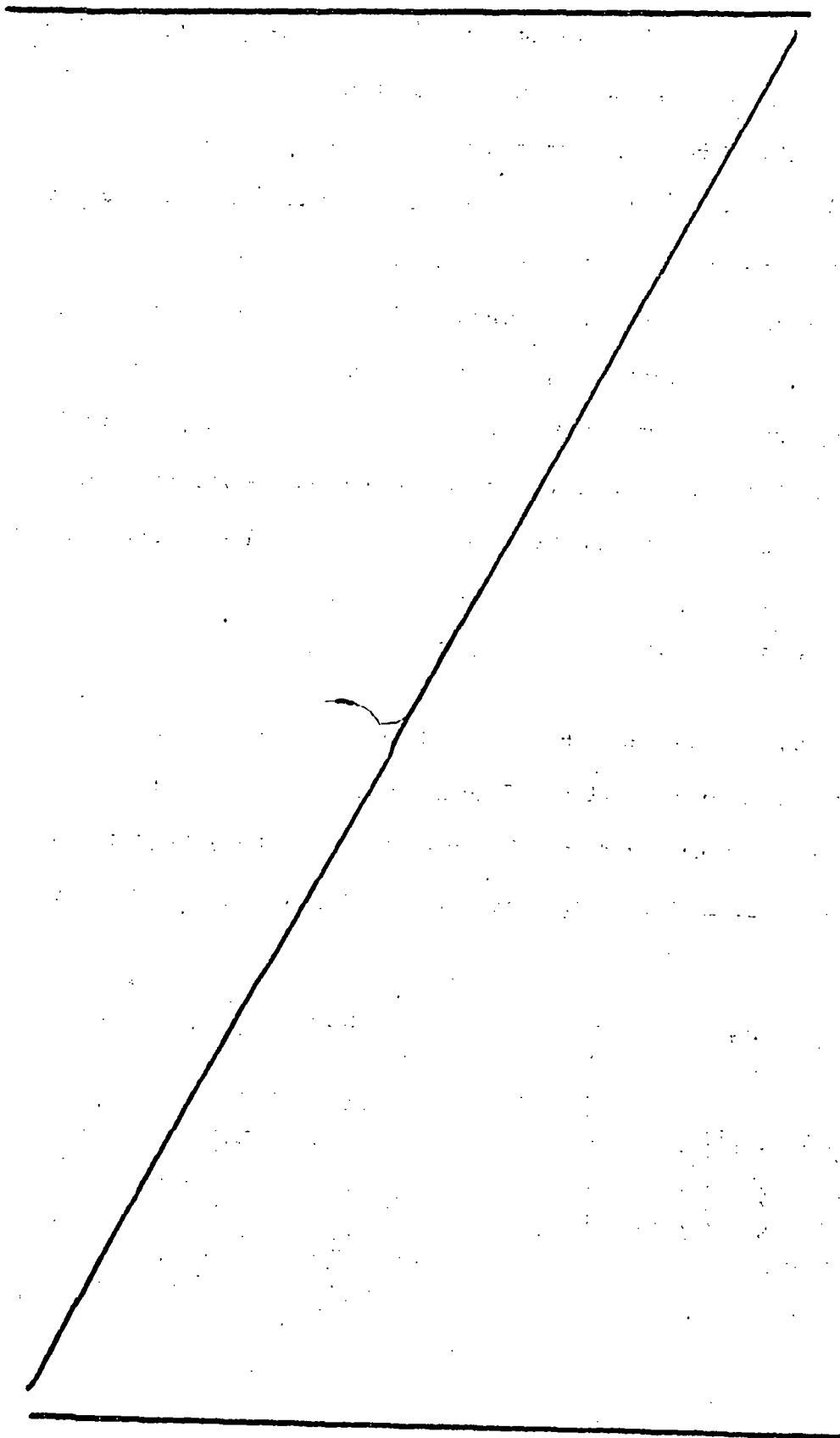
BEING all of the property acquired by East Highlands by deed from W.A. Talbert, dated July 28, 1970, recorded in Deed Book 26, page 462, in the records of McCormick County, South Carolina.

Tract 1401 (Catawba's Identification Number)

All those parcels or tracts of land situated, lying and being in McCormick County, South Carolina containing in the aggregate 147 acres, more or less and described more fully on a plat of survey by J.R. McClure dated September 21, 1970, recorded in Plat Book 2, page 134, in the records of McCormick County, South Carolina.

BEING all of the property acquired by East Highlands by deed from Alfred L. White, et al, dated October 22, 1970, recorded in Deed Book 30, page 74, in the records of McCormick County, South Carolina.

All other land, real estate and interests in real estate situated in said county and owned by East Highlands on the date hereof whether or not specifically described above.



TOGETHER WITH all of the rights, privileges and easements granted or conveyed to East Highlands with respect to each of the above tracts by the deed or other instrument by which East Highlands acquired title thereto.

This conveyance is made SUBJECT, in the case of each of the above tracts, to all of the conditions, restrictions, reservations, limitations and easements set forth in the deed or other instrument by which East Highlands acquired title thereto.

This conveyance is made SUBJECT also to existing easements and rights of way for public roads and highways and public utilities, if any, extending into, through, over or across the above-described property.

TO HAVE AND TO HOLD the above-described property in fee simple together with all and singular the hereditaments and appurtenances thereunto belonging unto Catawba, its successors and assigns, forever.

AND East Highlands hereby covenants that it is lawfully seized and possessed of the above-described property in fee simple, that the same is clear and unencumbered, except as aforesaid, and that it has a good and lawful right to sell and convey the same. East Highlands further covenants and binds itself, its successors and assigns, to warrant and defend, all and singular, the title to the above-described property unto Catawba and its successors and assigns forever against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, East Highlands Company has caused these presents to be executed by its duly authorized officers on this 15th day of January in the year of our Lord one thousand nine hundred and seventy-nine and in the two hundred and third year of the Independence of the United States of America.

Signed, sealed and delivered )  
by East Highlands Company )  
in the presence of )

Joe B. Morris )  
 )  
Mary L. Graham )  
Notary Public )

EAST HIGHLANDS COMPANY

Robert T. Newman

Vice President

ATTEST:

Robert H. Wright  
Secretary

STATE OF TENNESSEE

COUNTY OF McMINN

PERSONALLY appeared before me Sue B. Morris and made oath that she saw Robert Herdman as Vice President and Robert L. Wright as Secretary of East Highlands Company, a corporation chartered under the laws of the State of Tennessee, sign, seal with its corporate seal and as the act and deed of said corporation deliver the within-written instrument and that she with Mary L. Graham witnessed the execution thereof.

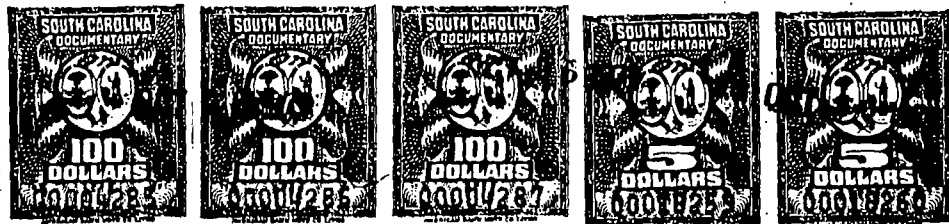
SWORN TO before me this )  
15th day of January, A.D., 1979. )

Mary L. Graham )  
Notary Public )

Sue B. Morris

My commission expires: May 4, 1982

RECEIVED  
 OCT 26 1979  
 CLERK OF COURT  
 MCCORMICK COUNTY



MCCORMICK COUNTY STAMP TAX

AMT. 190.30 Paid  
 T.B.M.



STATE OF SOUTH CAROLINA  
 COUNTY OF MCCORMICK

and for record OCT 26 1979  
 A. D. 19 at 5:00 o'clock A M  
 and duly recorded in Book 49  
page 142  
Thomas B. McNeal  
 Clerk of Court  
 Ex officio  
 R.M.C.

AUDITOR'S OFFICE  
 MCCORMICK COUNTY  
 Recorded this 30 th  
 day of October 19 79  
 in Book 4 Page 286  
Frank L. McNeal Auditor

STATE OF SOUTH CAROLINA,  
McCORMICK COUNTY.

PERSONALLY appeared before me Elaine C. Baggett  
and made oath that she saw the within-named  
sign, seal and, as his act and deed, deliver the within-written Deed for the uses and purposes therein  
mentioned, and that he, with F. E. Harrison witnessed the  
execution thereof.

SWORN to before me this 22nd day of March, 1976

Notary Public of S. C.



STATE OF SOUTH CAROLINA,  
McCORMICK COUNTY.

RENUNCIATION OF DOWER

I, F. E. Harrison, a Notary Public, do hereby certify  
unto all whom it may concern, that Mrs. Edith M. Talbert  
the wife of the within-named  
did this day appear before me, and upon being privately and separately examined by me, did declare that she does  
freely, voluntarily and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release  
and forever relinquish unto the within-named Arthur P. Collins, his  
heirs  
and assigns, all her interest and estate, and also all her right and claim of Dower of, in or to all and singular the  
premises within mentioned and released.

Given under my Hand and Seal, this 22nd day of March, 1976

Notary Public of S. C.



State of South Carolina

County of McCormick

T. R. TALBERT

TO

ARTHUR P. COLLINS

Route 1, Box 4  
Bradley, S.C. 29517

TITLE OF REAL ESTATE

I hereby certify that the within Deed was filed for  
record in my office at M. o'clock on  
the day of MAR 23 1976  
19, and was immediately entered upon the proper  
indexes and duly recorded in Book 106  
of Deeds, page 155

Sharon B. Mendenhall  
Clerk of Court of Common Pleas and General Sessions  
for McCormick County, S. C.

I hereby certify that the within Deed has been  
this MAR 23 1976, A. D. 19, Recorded  
in Book 106 of Deeds, page 155

Edith M. Talbert  
Auditor  
for McCormick County



State of South Carolina,

COUNTY OF McCORMICK

KNOW ALL MEN BY THESE PRESENTS, That I, T. R. Talbert,

in the State aforesaid, for and in consideration of the  
sum of ONE HUNDRED FORTY-FOUR AND NO/100 (\$144.00) DOLLARS  
to me paid by Arthur P. Collins  
in the State aforesaid

have granted, bargained, sold and released, and by these presents do grant, bargain, sell and release unto the said Arthur P. Collins, his heirs and assigns forever, the following described real property:

All that piece, parcel or tract of land, situate, lying and being in the County of McCormick, State of South Carolina, containing 1.44 acres, more or less, and being BOUNDED: On the North by lands of Downtin; on the East by other property of Grantor; on the South by Catawba Timber Company and on the West by other property of Grantor. This being a part of a tract of land acquired by Grantor from Mrs. Annie W. Talbert, et al., by deed recorded in the office of the Clerk of court for McCormick County, South Carolina, in Deed Book 18, page 91.

\*\*\*\*\*



McCORMICK COUNTY STAMP TAX

AMT. 0.55 per c  
T.B.M.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD all and singular the premises before mentioned unto the said Arthur P. Collins,  
his

**Heirs and Assigns forever.**

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said Arthur P. Collins, his

Heirs and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 22nd day of March  
in the year of our Lord one thousand nine hundred and **seventy-six**  
and in the ~~one hundred and~~ two hundredth year of the Sovereignty  
and Independence of the United States of America.

SIGNED, SEALED AND DELIVERED

IN THE PRESENCE OF

19. Lateral

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA,

KNOW ALL MEN BY THESE PRESENTS:

McCormick County.

THAT I Martha Harrison of Greenwood County, State of South Carolina in the State aforesaid for and in consideration of the sum of Five Hundred (4500.00) DOLLARS to me in hand paid, at and before the sealing of these presents, by J.A. and A.E. Steeingworth

of the County of \_\_\_\_\_ in the State aforesaid (the receipt whereof is hereby acknowledged), have GRANTED, BARGAINED, SOLD AND RELEASED, and by these presents do GRANT, BARGAIN, SELL AND RELEASE, unto the said J.A. Steeingworth and A.E. Steeingworth

All and singular that certain \_\_\_\_\_ all that tract or parcel of land, situate, lying and being in \_\_\_\_\_ Township Greenwood County, in the State aforesaid, containing One hundred and Thirty Three (133) ACRES, more or less, and bounded by the lands of \_\_\_\_\_ and described as follows:

Bounded on the South by lands of J.M. Harrison  
Bounded on the North by lands of Mathias Harrison  
Bounded on the East by lands of Mathias Harrison  
Bounded on the West by lands of R.M. Hayes & Son

TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD, all and singular, the said premises before mentioned, unto the said J.A. Steeingworth and A.E. Steeingworth their heirs and assigns, forever. And I do hereby bind myself & my heirs, executors and administrators, to warrant and forever defend all and singular the said premises unto the said J.A. and A.E. Steeingworth their heirs and assigns, against me and my heirs, executors and administrators, and any or else and every person lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF I have hereunto set my hand and seal, this 20<sup>th</sup> day of February A. D. 1903, and in the one hundred and 27 year of the Sovereignty and Independence of the United States of America.

Signed, Sealed and Delivered in the Presence of

J.H. Lagaron  
W.L. Casey

Martha Harrison

(SEAL)

(SEAL)

(SEAL)

STATE OF SOUTH CAROLINA,

TITLE TO REAL ESTATE.

Greenwood  
McCormick County.

PERSONALLY APPEARED before me, J.H. Lagaron and made oath that \_\_\_\_\_ he saw the within named Martha Harrison sign, seal, and as his act and deed, deliver the within written deed; and that \_\_\_\_\_ be, with \_\_\_\_\_ witnessed the execution thereof.

Sworn to before me, this 20 day of February 1903

W.L. Casey  
Notary Public  
for S.C.

STATE OF SOUTH CAROLINA,

RENUNCIATION OF DOWER.

McCormick County.

I, \_\_\_\_\_ do hereby certify unto all whom it may concern, that Mrs. \_\_\_\_\_ the wife of the within named \_\_\_\_\_ did this day appear before me, and, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person or persons whomsoever, renounce, release and forever relinquish unto the within named \_\_\_\_\_ heirs and assigns, all her interest and estate, and also all her right and claim of dower of, in or to all and singular the premises within mentioned and released.

Given under my hand and seal, this \_\_\_\_\_ day of \_\_\_\_\_

Anno Domini Nineteen Hundred and \_\_\_\_\_

(SEAL)

Recorded this 22 day of Nov. 1903, and certified.

J.A. Fairman

State of South Carolina,  
COUNTY OF McCormick }

Know All Men By These Presents, That

John Rainsford, Jr.

in the State aforesaid for and in consideration of the  
sum of Five and no/100 (\$5.00) Dollars and love and affection

to me paid by Rainsford & Sons, a general partnership consisting of John  
Rainsford, III, Thomas Benjamin Rainsford, and George Lynwood Rainsford  
in the State aforesaid, the receipt whereof is hereby

acknowledged, have granted, bargained, sold and released, by these presents do grant, bargain, sell and release  
unto the said

RAINSFORD & SONS, A GENERAL PARTNERSHIP, ITS SUCCESSORS AND ASSIGNS

All that certain piece, parcel, and tract of land situate, lying, and being in the  
County of McCormick, State of South Carolina, containing one hundred thirteen and four  
tenths (113.4) acres, more or less, bounded and described as follows: North by United  
States Forestry Service; East by United States Forestry Service and M.G. and J.J. Dorn,  
Inc.; South by M.G. and J.J. Dorn, Inc.; and West by M.G. and J.J. Dorn, Inc., as will  
more fully appear by a plat and survey of the same made by George E. Cantelou, Registered  
Land Surveyor, dated July, 1954, said plat made a part and parcel of this description  
and incorporated herein and recorded in Plat Book 4 at page 9 in the Office of the Clerk  
of Court for McCormick County, S. C..

This is the identical tract of land owned by John Rainsford and Allene S. Rainsford,  
Executors of the estate of H. A. Smith, deceased, and is one of the tracts of land  
conveyed to Allene S. Rainsford by Allene S. Rainsford, Executrix and John Rainsford,  
Jr., Administrator, C.T.A. d.b.n. of the estate of H. A. Smith, deceased, and further  
conveyed by Allene S. Rainsford to John Rainsford, Jr. by deed dated August 24, 1954  
and recorded in Deed Book 22 at page 16 in the office of the Clerk of Court for McCormick  
County.

Together with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

To Have and to Hold all and singular the premises before mentioned unto the said  
Rainsford & Sons, a General Partnership, its successors and

~~Heirs~~ and Assigns forever

And I do hereby bind myself and my Heirs, Executors and Administrators, to warrant and forever defend all and singular the said premises unto the said  
Rainsford & Sons, a General Partnership, its successors and

~~Heirs~~ and Assigns, against me and my Heirs and against every person whomsoever lawfully claiming, or to claim, the same or any part thereof.

WITNESS my Hand and Seal this 15 day of January  
in the year of our Lord one thousand nine hundred and SEVENTY-FIVE  
and in the one hundred and ninety-ninth year of the Sovereignty  
and Independence of the United States of America.

Signed, Sealed and Delivered  
in the presence of

C. M. Turner  
Donald A. M. Keller

John Rainsford (SEAL)  
(SEAL)





Date of Execution	Date of Record	GRANTORS FAMILY NAMES	GIVEN NAMES ABCDEFGH	GIVEN NAMES IJKLMNO	GIVEN NAMES PQRSTUVWXYZ	GRANTEES	Book	Page	No. of Acres	BRIEF DESCRIPTION
1961 5/19	1961 5/26	CATAWBA TIMBER COMPANY				J. L. Fennell and C. W. Kinard	23	440	2	Tract 389 4:00 P. M.
1973 8-1	1974 6-25	Do Do Do				Seaboard Coastline R.R. Co.	36	165		10:00 A.M.
1975 10-1	1975 12-5	Catawba Newsprint Co.				U.S. of America	39	202		Easement Deed 12:01 NOON
1978 4-28	1978 5-31	Do Do Do				Colonial Pipeline Co.	46	70		10:00 A.M.
1980 1-18	1980 2-11	Do Do Do				Greenwood Mills	50	97	252.93	A.C.D. Release Quit Claim Deed 9:00 A.M.
1980 10-2	1981 11-14	Do Do Do				Mt. Moriah Baptist Church	53	27	11.40	10:30 A.M.
1980 11-17	1981 2-20	Do Timber Co.				Hentt, John M. + Sara S.	54	14		2:00 P.M.
1980 11-18	1981 2-20	Do Do Do				Wall, James R. + Grace F.	54	15		Boundary Line Agreement Boundary Line Agreement 2:00 P.M.
1981 4-29	1981 8-6	Catawba Newsprint Co.				U. S. of America	56	72		Easement Deed 5:00 P.M.
1989 6-29	1989 9-6	Do Do Do				S.C. Dept. of Highway and Public Transportation	91	113		11:25 P.M.
1991 3-1	1991 4-23	Catawba Timber Co.				Lawater, Inc.	99	45		Bright of Way Easement Affidavit + Notice of Mergers + Ownership 12:45 P.M.
1991 1-2	1991 11-21	Catawba Newsprint Co.				Calhoun Newsprint Co.	101	160		2:10 P.M.







# Direct or Grantor Index to Deeds, McCormick County, S. C.

Refer to SUB-INDEX in front portion of Book for Alphabetical Arrangement and Page Reference to Names in this Index

Date of Execution	Date of Record	GRANTORS FAMILY NAMES	GIVEN NAMES ABCDEFGH	GIVEN NAMES IJKLMNO	GIVEN NAMES PQRSTUVWXYZ	GRANTEES	Book	Page	No. of Acres	BRIEF DESCRIPTION
1983 11-17	1983 12-7	Amacost	Bethy M., et al			Wather, John M., Jr.	65	56	.80	
1988 2-2	1989 2-2	AMSELCO Minerals, Inc.				Hawk Resources (USA)	89	106		Special Warranty Deed
	1989 2-2	Do				GWALIA (USA) LTD.	89	107		Assignment of Leases & other property rights

(170)

Name and refer to Buff Sub-Index sheet for page reference.

Date of Execution	Date of Record	GRANTEES FAMILY NAMES	GIVEN NAMES ABCDEFGH	GIVEN NAMES IJKLMNO	GIVEN NAMES PQRSTUVWXYZ	GRANTORS	Book	Page	No. of Acres	BRIEF DESCRIPTION
1988 10-25	1989 2-2	GWALIA (USA) LTD.				AMSELCO MINERALS	89	107	Released	Assignment of Leases + other Property Rights 3:20 PM
1989 7-10	1989 8-9	Do Do Do				(etal) Buzhardt, Imogene	91	57	Not	lot 7 of the J.P. Hall Cway 14:00 AM
1989 8-8	1989 9-8	Do Do Do				United States (Forest Service)	91	123		Exchange Wood 3:00 PM
1990 7-17	1991 1-24	Do Do Do				Corn, Virginia M.	97	198		Land Entry Agreement for 11:45 AM
1990 7-17	1991 1-24	Do Do Do				Butte W. Corn, Virginia M.	97	199		Land leased by Mine Operator Land Entry Agreement for 11:45 AM
1990 7-17	1991 1-24	Do Do Do				Bainsford and Sons	97	200		Land leased by Mine Operator Land Entry Agreement for 11:45 AM
1990 7-12	1991 1-24	Do Do Do				Bowater Incorporated	97	201		Land leased by Mine Operator Land Entry Agreement for 11:45 AM
1989 10-30	1991 2-4	Do Do Do				Bowater Inc.	97	220		memorandum of 12:00 Noon 1993